



City of Scottsdale
Current Planning Services

DEVELOPMENT STANDARDS

Zoning R1-35

☐ PCD

☐ PRD

☐ ESL

Subdivision Name: _____ Date: _____

Case Number: _____ Quarter Section: _____

	ORDINANCE REQUIREMENTS	AMENDED STANDARDS	MAXIMUM ESLO REDUCTION %
MIN. LOT AREA	35,000 sf		
MIN. LOT WIDTH			
Standard Lot:	135'		
Flag Lot:			
MAX. BUILDING HEIGHT	30'		
MIN. YARD SETBACKS			
<i>Front Yard -</i>			
Front (to face of building):	40'		
Front (to face of garage):	40'		
Front (corner lot, side street):	40'		
Front (corner lot, adjacent to key lot, side street):	40'		
Front (double frontage):	40'		
<i>Side Yard -</i>			
Minimum:	15'		
Maximum:	30'		
<i>Rear Yard -</i>			
Standard Depth:	35'		
Min. Depth (% of difference which can be occupied):			
DISTANCE BETWEEN BUILDINGS (MIN)			
Accessory & Main:	10'		
Main buildings/adjacent lots:	30'		
MAX. WALL HEIGHT			
Front:	3'		
Side:	8'		
Rear:	8'		
Corner side not next to key lot:	8' on PL		
Corral fence height (on prop line):	6' on PL		
DEVELOPMENT PERIMETER SETBACKS			
APPLICABLE ZONING CASES			

NOTES AND EXCEPTIONS _____

Planning and Development Services Department

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